

## Route 28 Station – South Study Meeting Notes

Working Group Meeting #30  
Coates ES library @ 7 PM, Monday 10-07-13

### **Administrative Items:**

- Chairman Jeff Fairfield opens the meeting with approval of the previous meeting's summary (09-19-13) as submitted. See the following link for the final meeting summary:  
[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/28\\_wg\\_meeting\\_summary\\_09\\_19\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/28_wg_meeting_summary_09_19_13.pdf)

**Draft Plan Text:** Jeff leads the group in a discussion of the draft Plan text dated 10-06-13 as well as several Staff Alternatives for the transportation section of Plan text. These documents are linked below. See the following link for draft Plan text:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_10\\_06\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_10_06_13.pdf)

Transportation Demand Management & Parking Management Staff Alternative:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_10\\_06\\_13\\_tdm\\_staff\\_alt.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_10_06_13_tdm_staff_alt.pdf)

Network Level of Service Staff Alternative:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_10\\_06\\_13\\_los\\_staff\\_alt.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_10_06_13_los_staff_alt.pdf)

### **Discussion:**

- **Editorial Changes to Draft Plan Text:**  
[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_10\\_06\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_10_06_13.pdf)
  - Work Group (WG) member Jean Saylor requests that her church and associated cemetery be named in the land unit recommendations.
    - Staff recommends, with the WG's acceptance, that we add the name of both cemeteries (related to Jean's church and not).
  - Clara Johnson, Fairfax County Department of Planning and Zoning, mentions several minor wording edits, which the WG consents to.
- **Affordable and Workforce Housing (p. 4-5):** Clara explains that the Planning Commission's Affordable Housing subcommittee has explored the issue of affordable and workforce housing contributions, by non-residential development, within Transit Station Areas. They have drafted a "3-2-1" approach that consists of a \$3 per square foot contribution within a quarter mile, \$2 per square foot within a half mile and \$1 per square foot beyond half mile of the Metrorail station. This proposal by the PC subcommittee hasn't been adopted as County policy.
- WG member John Ulfelder says the County doesn't currently have "residential studio units" so we shouldn't reference them in the draft Plan.
  - WG member Sarah Newman points out that they might get built.
  - WG member Greg Riegler suggests we leave in this reference.
  - WG member Bob Lawrence suggests "...senior housing and/or residential studio units."
- The WG decides to maintain its recommendation on commercial contributions to affordable and workforce housing, a \$2 contribution per gross square foot of non-residential use.

- **Network Level of Service Staff Alternative:** Mike Garcia, Fairfax County Department of Transportation, provides an explanation of staff's proposed changes in this handout.
  - Bob Lawrence suggests replacing p. 9, 4<sup>th</sup> paragraph down, 3<sup>rd</sup> line down "configuration" with "cross section"
- **Transportation Demand Management and Parking Management Staff Alternative:** The WG is okay with the TDM section.
- For the parking management section, the question was raised about instances where there is a lease agreement with a tenant to maintain a higher number of spaces. How would this Parking Management section address it?
  - Mike points to text that allows flexibility for this scenario.
- Several WG members ask what "unbundling" parking means. Either explain it or remove it.
  - Mike says he'll remove it.
  - WG member Sarah Newman asks about the effect of unbundled parking on affordable units.
    - Planning Commissioner Jay Donahue, in the audience, mentions that the "theory" of unbundling is that it will lower the overall unit price.
    - Staff agrees that we don't know how parking unbundling might affect the affordable housing residents.
- Jeff asks what "...a maximum parking rate is recommended..." (p. 16) means. He suggests you make it a goal rather than a recommendation, to allow flexibility.
  - Mike suggests that the sentence below the paragraph and bullets allows flexibility.
  - Jeff asks what the WG preference is.
    - There are several suggestions.
    - Jeff then motions to adopt the two page "Parking Management" handout with changes including:
      - Delete "unbundling"
      - "...below the County minimum." to "...below the County-wide minimum."
      - "...is recommended..." to "...should be..."
      - "...a parking study..." to "...a parking study, or other appropriate justification, can be..."
    - John seconds.
    - Sarah is concerned that transportation and transit improvements need to be in place beforehand.
      - Staff explains that the text allows phasing of parking rates. Also, when the station opens, bus routes will be altered and rerouted to feed the station from the surrounding areas. So bus service will improve with the opening of the station.
    - All vote aye with Bob Lawrence voting nay.
- WG member Mike Romeo explains his email. He wants it to be clear that the configuration of the street grid on the map is conceptual.

- WG member Greg Riegle wants flexibility for the implementation of the street grid. He proposes text.
- Mike Garcia responds that the map's title will be changed to include "conceptual".
- Jeff suggests the WG letter could address precise "design, extent, configuration"
- John U. points out that it's not totally conceptual, the grid was analyzed.
- Mike Romeo asks that we add Greg's note to the map.
  - Jeff confirms the group is okay with the Grid of Streets map with Mike Garcia's new heading and a new note provided by Greg Riegle.
- Staff points out that page 14's bike map will remove some unnecessary elements from the legend.
- **Stormwater Management (p. 17):** Jeff mentions that this area's soils don't absorb rainwater as well as other areas. He's also concerned about the requirements affecting existing approvals and facilities. The requirement might also preclude other beneficial facilities like schools.
- Greg mentions that we don't have the state regulations yet, so this may be premature.
- Jeff asks the WG if they want to keep the text shown in the text box on page 19.
  - The group consents.
- **Final Work Group Vote on Text:**
  - Work Group chairman Jeff Fairfield motions to approve all of the 10-06-13 draft Plan text, with the exception of the Workforce Dwelling Unit section and Stormwater Management section. He also mentions that this would include Mike Garcia's two handouts discussed earlier in the evening, with the discussed changes.
  - The motion is seconded.
  - All vote aye with Bob Lawrence abstaining.

#### **Work Group Letter to Planning Commission:**

- Jeff leads the group in discussion of several changes to the letter.

#### **Next Steps:**

- The Work Group concluded their work and does not anticipate the need to meet again.
- The Planning Commission public hearing is October 30<sup>th</sup>
- The Board of Supervisors public hearing is December 3<sup>rd</sup>